Karen Johnson
Batch # 1262811
04/21/2025 03:06:20 PM
Fees: $28.00 Taxes: $203.50
Davidson County
DEEDQC
5 pgs
20250421-0030365

NC0P0V003H

NOTARIAL CERTIFICATE

TO ALL TO WHOM these presents shall come

I, Lim Soo Sim Janice, NOTARY PUBLIC duly admitted, authorised to practise in the Republic of Singapore, DO HEREBY CERTIFY

that I was present and did see **NHUNG HICKS sign the QUITCLAIM DEED** annexed hereto, and that from my own personal knowledge I know that the signature thereto subscribed is in the handwriting of the said person.

AND which I have notarised the aforesaid document. In so certifying, I, the Notary Public do not endorse, verify or make any statement as to the accuracy, truth, legality or otherwise of the contents of the document or the purposes for which the document may be used.

IN FAITH AND TESTIMONY whereof I the said notary have subscribed my name and set and affixed my seal of office at Singapore, this 27th day of January 2025.

NOTARY PUBLIC
SINGAPORE

NOTARY PUBLIC
Lim Soo Sim Janice
NP2024/0092
1 Apr 2024 – 31 Mar 2025
SINGAPORE

By virtue of Rule 8(3)(c) of the Notaries Public Rules, a Notarial Certificate must be authenticated by the Singapore Academy of Law in order to be valid.

With effect from 16 September 2021, a Notarial Certificate shall be deemed to be validly authenticated by the affixing of an Apostille to the back of the Notarial Certificate.

This Apostille only certifies the authenticity of the signature, seal or stamp and the capacity of the person who has signed the attached Singapore public document, and, where appropriate, the identity of the seal or stamp. It does not certify the authenticity of the underlying document.

If this document is to be used in a country not party to the Hague Convention of the 5th of October 1961, it should be presented to the consular section of the mission representing that country.

https://legalisation.sal.sg
or scan QR code:

Verification code: 57730630

1. **Country:**	Singapore
This public document	
2. **Has been signed by:**	Lim Soo Sim Janice
3. **Acting in the capacity of:**	Notary Public
4. **Bears the seal/stamp of:**	Notary Public
Certified	
5. **At:**	Singapore Academy of Law
6. **The:**	31st January 2025
7. **By:**	Melissa Goh, Director, Trust Services, SAL
8. **No.:**	AC0P0V01NC
9. **Seal/Stamp:**	10. **Signature:** Melissa

CERTIFICATION SEAL

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES AND WITHOUT A
TITLE SEARCH
G. Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $55,000.00.

_____
Affiant

Sworn to and subscribed before me this 27th day of January, 2025

_____
Notary Public

My Commission Expires:
31 March 2025

NOTARY PUBLIC
Lim Soo Sim Janice
NP2024/0092
1 Apr 2024 – 31 Mar 2025
SINGAPORE

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map & Parcel No.
William Stephen Roach 4934 Whites Creek Pike Whites Creek, TN 37189	Same	021-04-0-004.00

FOR AND IN CONSIDERATION OF the sum of Fifty-five Thousand and 00/100 Dollars ($55,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **NHUNG HICKS,** widow and sole survivor of LANDIS WAYNE HICKS, deceased, the said Landis Wayne Hicks having died intestate on September 22, 2023 without issue or adoptive children, hereby quitclaims unto **WILLIAM STEPHEN ROACH** all the interest she may possess in land located in Davidson

County, Tennessee, as more particularly described in Exhibit A, attached hereto and incorporated herein as if copied verbatim.

Being the same property conveyed to Landis Wayne Hicks by Warranty Deed dated May 19, 1989 from Edward B. Knuckles and wife Frances M. Knuckles and J. Frank Meisamer and wife Ann L. Meisamer of record at Book 7847, Page 471-474, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved property identified as 0 Binkley Road, Joelton, Tennessee, 37080 containing 2.436 acres, more or less.

IN WITNESS WHEREOF, NHUNG HICKS, has executed this Quitclaim Deed as of the 27th day of January, 2025.

NHUNG HICKS
United States of America Passport No. 683322187

COUNTRY SINGAPORE
STATE OF -
COUNTY OF -

Personally appeared before me, the undersigned, a Notary Public in and for said Country, County and State, the within named **NHUNG HICKS,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand this 27th day of January, 2025

Authorized Official

NOTARY PUBLIC
Lim Soo Sim Janice
NP2024/0092
1 Apr 2024 - 31 Mar 2026
SINGAPORE

My Commission Expires:
31 March 2025

ELDAN LAW LLP
ADVOCATES & SOLICITORS
NOTARY PUBLIC
COMMISSIONER FOR OATHS
1 COLEMAN STREET
#10-01B THE ADELPHI
SINGAPORE 179803
TEL: (65) 6338 9726 FAX: (65) 6423 9198

EXHIBIT A

A tract of land in the Second Civil District, formerly the 14th Civil District of Davidson County, Tennessee, lying south of Lots 2 and 3, Section 1, Feltswood Subdivision, of record in Book 3700, page 13, R.O.D.C., Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pin in the easterly margin of Feltswood Drive at the northwest corner of the tract herein described and the southwest corner of Lot 2, Feltswood Subdivision, Section 1; thence,

(1) Along the southerly boundary of said Lot 2, N 81° 40' 00" E, a distance of 140.32' to an existing iron pin at the common southerly corner of Lots 2 and 3; thence,

(2) Along the southerly boundary of said Lot 3, S 48° 00' 00" E, a distance of 196.36' to an existing iron pin at the common southerly corner of Lots 3 and 4; thence,

(3) S 0° 14' 38" W, a distance of 313.01' to an iron pin in the northerly margin of a proposed road; thence,

(4) With the northerly margin of said proposed road, for the following three calls: N 88° 30' 18" W, a distance of 124.95' to an existing iron pin; thence,

(5) With a curve to the right having a radius of 128.01' and a central angle of 81° 53' 37" (and a chord bearing and distance of N 47° 33' 28" W, 167.78'), a distance of 182.97' to an existing iron pin; thence,

(6) N 6° 36' 41" W a distance of 313.36' to the point of beginning and containing approximately 2.436 acres, more or less.